

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
P.O. Box 358
Manistee, Michigan 49660

MEETING MINUTES

May 5, 1994

Two public hearings and the regular meeting of the Manistee City Planning Commission were held on May 5, 1994 at 7:00 PM in the City Council Chambers at City Hall, 70 Maple Street, Manistee, Michigan.

The meeting was called to order at 7:00 PM by Chairman, Roger Yoder.

MEMBERS PRESENT: R. Bauman, R. Franckowiak, D. Jones, J. Lakos
R. Yoder

MEMBERS ABSENT: A. Slawinski, J. Carter, D. Johnson

OTHERS PRESENT: J. Rose (City Code Administrator)
Applicants and citizens in attendance are
identified on the attached list.

PUBLIC HEARING:

Cypress Street Rezoning

The hearing was opened at 7:05 PM by Chairman Yoder. The purpose of the hearing was to obtain applicant and citizen input relative to a request from Rebecca Day of 363 10th Street to rezone and split two lots on Cypress Street between 9th and 10th Streets.

Ms. Day advised that she has received interest from potential buyers regarding construction of residential homes on the property. J. Rose confirmed that the requested action would be consistent with all requirements of the Zoning Ordinance. Mr. Hugh O'Hagen of 340 10th Street who lives adjacent to the property was in attendance and spoke in favor of the request. A letter from Mr. William L. Seng, President of Seng Crane and Excavating Inc opposing the request was read into the record.

No other public input was received. The hearing was closed at 7:10 PM.

Washington Street Rental Partnership

The hearing which was a continuation of the public hearing recessed from the April 21, 1994 special meeting was opened at 7:10 PM by Chairman Yoder. The purpose of the hearing was to obtain applicant and citizen input relative to a request from the Washington Street Rental Partners to convert a single family residential dwelling at 248 Washington Street into four apartments. The application also requests that the 248 and 250 Washington Street lots be combined into a single parcel to meet Zoning Ordinance apartment density requirements.

The hearing was initiated on April 21, 1994, however it was recessed to allow the applicant time to prepare an improved site plan showing detailed on-site parking arrangements. Mr. Don Vander Weele of the Partnership presented the site plan and served as their main spokesman. Other than the revised site plan all information provided by the applicant was generally the same as provided on April 21st. Their proposed development would result in a four unit rental property at 248 Washington and a single rental home at 250 Washington. Nine of the required ten parking spaces would be in the back yard area of the two buildings. The entire interior area of 248 Washington would be refurbished into one three-bedroom and three two-bedroom apartments. Only cosmetic work would be done on the building exterior. 250 Washington would remain as a three bedroom single family unit. They advised that they would carefully screen rental applications to avoid undesirable tenants. They also advised that a four foot high wall would be constructed between 248 Washington and the adjacent neighbor.

Mr. and Mrs. Randy Hunt, 244 Washington St., and Mr. and Mrs. Nick Tloczyski, 241 Washington St. were in attendance and repeated the same general arguments against the development as they made on April 21st. They presented a letter of opposition from Mr. Floyd Mucha of 221 Washington Street who was at the April 21st meeting and spoke against the application. The letter was read into the record. Citizen concerns included property value impact, noise, traffic hazards, snow removal, inadequate play area for children, and pet damage. In general they felt that a four unit apartment building would be a major detriment to the neighborhood.

The hearing was closed at 7:45 PM.

SITE PLAN REVIEWS:

There was no site plan review on the meeting agenda.

CITIZEN QUESTIONS AND CONCERNS:

Other than stated at the public hearings, there were no citizen questions or concerns expressed at the meeting.

MINUTES:

It was moved by R. Franckowiak, supported by J. Lakos, that the minutes of the April 7, 1994 meeting be approved. The motion carried.

UNFINISHED BUSINESS:

Master Plan Update

R. Bauman summarized a meeting with Kurt Schindler regarding the preparation of new maps for the Master Plan update. If requested, Kurt will prepare a cost estimate for developing maps using the GIS Program. All information needed to prepare the required maps is not available on GIS, therefor a

combination of new input to GIS and other map making techniques will be needed. The LIS Program which is a companion to the GIS Program may be useful when available to the Planning Commission through City management.

Sign Ordinance

R. Bauman advised that further discussions with the Downtown Merchants Association are on hold pending receipt of comments on the draft Ordinance from Tom Amor.

CITY UPDATE:

Jon Rose reported that the City Marina work is on schedule with dedication scheduled for June 4th. A State equity grant of \$33,000 has been approved for Ramsdell Theatre restoration. Dredging for the north riverbank erosion control program will start on May 23rd. Groundbreaking has taken place. Pier restoration has been delayed until 1995 due to high bids.

Clean up of the burned-out bar on River Street, and other similar buildings in the City was discussed.

D.D.A. REPORT:

D. Jones discussed the plan to purchase benches, planters and waste receptacles for placement on River Street. The City will assist in obtaining the waste receptacles. Planter boxes will be built locally. A loan program for the Smugglers Cove reconstruction has been approved by the DDA. Discussion continues on the type of sign post which is preferred for the Historic Overlay District.

ZONING BOARD OF APPEALS REPORT:

There was no meeting during the past month.

SITE PLAN REVIEW/HISTORIC OVERLAY COMMITTEE REPORT:

R. Bauman discussed results of a preliminary review of plans to build an addition to a Washington Street building for a new church, and on the review of external restoration plans at the Smuggler Cove.

ORDINANCE COMMITTEE REPORT:

There was no meeting during the past month.

NEW BUSINESS:

Special Use Permit and lot combination for Washington Street Rental Partnership

Following discussion and a review of Zoning Ordinance requirements relative to Special Use Permits, there was no support from any Commission member for approval of the requested Special Use Permit and lot combination as requested by the Washington Street Rental Partnership for 248 & 250

Washington Street. The request was therefor disapproved.

Rezoning and lot split on Cypress Street

Following a brief discussion, it was moved by D. Jones, supported by J. Lakos to approve "rezoning Lots 1 & 4 of Block F of Ramsdell and Benedicts Addition from Commercial (C-1) to Residential (R-4), and to divide these two lots into four parcels". The motion passed unanimously.

Richard Frank Workshop

Mr. Richard Frank will present a workshop at a May 18th combined Downtown Merchants Association and DDA meeting at the Manistee Inn starting at 8 AM. All members of the Planning Commission were encouraged to attend. Mr. Frank is the originator of the Manistee Downtown Preservation & Development Plan which was prepared in 1981 and will provide a general assessment of implementation progress. He will also be assisting the DDA in implementing the 1993 Hyett Palma report on Economic Enhancement Strategies for Downtown Manistee.

Waste oil and hazardous waste disposal

At the suggestion of Jon Rose, it was moved by D. Jones, supported by J. Lakos to prepare and send a letter to the County Administrator requesting that a County wide disposal facility be established for disposal of waste oil and hazardous waste materials. The motion passed unanimously. Jon Rose agreed to prepare the letter.

440 West Restaurant

Martha Manning, of Kendra Thompson Architects presented plans for a proposed deck on the west side of the 440 West Restaurant. The deck would be on City property and would require a lease from the City. The Planning Commission unanimously supported the concept provided that the lease arrangement does not result in an unfair commercial advantage.

Resolution of appreciation for Kendra Thompson

It was moved by J. Lakos, supported by R. Franckowiak to present a Resolution Expressing Thanks and Appreciation to Kendra Thompson for her service on the Planning Commission. The motion passed unanimously. A resolution statement prepared by City Manager Ben Bifoss was signed by Chairman R. Yoder and Secretary R. Bauman.

Harbor Village

The Planning Commission approved landscaping for the cottage planning area greenbelt and interior roads at previous meetings, however general landscaping approval was overlooked. To provide complete approval it was moved by J. Lakos, supported by R. Franckowiak to "Approve all Cottage planning area landscaping as shown on the site plan". The motion was unanimously approved.

WORK SESSION:


There was no work session on the meeting agenda.

ADJOURNMENT:

There being no further business, it was moved by D. Jones, supported by J. Lakos, that the meeting be adjourned. The motion carried.

The meeting adjourned at 8:55 PM.

MANISTEE CITY PLANNING COMMISSION



Ronald C. Bauman, Secretary

